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THE TELANGANA GAZETTE

PART-I EXTRAORDINARY PUBLISHED BY AUTHORITY

No. 197]

HYDERABAD, MONDAY, JULY 10, 2017.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE (CATEGORY 'C') IN SAIDABAD VILLAGE, HYDERABAD DISTRICT - CONFIRMATION.

*[G.O.Ms.No. 182, Municipal Administration and Urban Development (II),
29th June, 2017.]*

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan of erstwhile MCH area (HMDA Core area) GHMC Circle - IV (Old Circle-I), issued vide G.O.Ms.No.363, MA, dt: 21-08-2010, as required by sub-section (1) of the said section.

VARIATION

The site in Premises No. 16-2-752/121/A, situated at SBH Colony, Saidabad Mandal, Hyderabad District to an extent of 813.24 Sq. Mtrs, which is presently earmarked for Residential use zone in the Notified Master Plan of erstwhile MCH area (HMDA Core area) GHMC Circle - IV (Old Circle-I), issued vide G.O.Ms.No.363, MA, dt: 21-08-2010, is now designated as Commercial use zone, (Category 'C') subject to the following conditions:

- (a) The applicant shall pay 3 times of impact fee applicable for Category 'C' at the time of building permission.
- (b) The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, MA, Dated. 07-04-2012 as amended from time to time.

- (c) The owners / applicants shall handover the areas affected under the notified roads to the GHMC at free of cost by way of registered gift deed.
- (d) The applicant/ owner shall develop the roads free of cost as may be required by the local authority.
- (e) The applicant shall obtain the building permission from the GHMC.
- (f) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission and it must be ensured that the best financial interests of the Government are preserved.
- (g) The Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (h) The above Change of Land Use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- (i) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (j) The Change of Land Use shall not be used as proof of any title of the land.
- (k) The Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- (l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Existing H.No.16-2-752/121 of Saidabad Village.

SOUTH : Existing Shed and Existing H.No.16-71-752/12/D, Saidabad Village.

EAST : Existing 72'-0" to 85'-0" wide BT road from Saroornagar Tank to Dilsukhnagar (Proposed 100 feet wide road).

WEST : Existing H.No.16-2-751/121/13, Saidabad Village.

NAVIN MITTAL,
Secretary to Government.

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